



ZONING BOARD OF APPEALS
TOWN OF MONTAGUE
ONE AVENUE A
TURNERS FALLS, MA 01376

NOTICE OF DECISION & VOTE

Case No. 21-06
Date January 18, 2022

Applicant:

Joseph A. Easton
356 Deerfield St
Greenfield, MA 01301

Owner:

Joanne Palhete
65 West St
Greenfield, MA 01301

Premises Affected:

(0) Turners Falls Rd
Montague, MA 01351
Assessors' Map 26 Lot 17
F Co. Registry of Deeds: Bk 6888 Pg 45

Special Permit ()
Variance Application (40A) (X)
Section 6 Ch. 40A - Finding ()
Site Plan Review ()

After a public hearing held on:

Wednesday, January 12, 2022

THE BOARD OF APPEALS VOTED:

To grant a Variance for dimensional relief to construct a single family home on a pre-existing non-conforming lot. The lot is 31,375 square feet in an area where the minimum lot size of the AF District is 43,560 square feet. The parcel was rendered non-conforming subsequent to a 2/19/2019 zoning amendment affecting the lot size requirements of the AF District.

THE BOARD OF APPEALS NOTES:

The Board notes that this lot maybe subject to Chapter 40A Section 6, paragraph 2 second sentence "Single lot exemptions".

The vote of the Zoning Board of Appeals was as follows:

- | | | | |
|-----------------------------------|------------|---|------------|
| 1. <u>Joshua Lively, Chairman</u> | <u>YES</u> | 2. <u>William Doyle IV, Vice-Chairman</u> | <u>YES</u> |
| 3. <u>Alan Ripingill</u> | <u>YES</u> | 4. <u>Richard Ruth</u> | <u>YES</u> |
| 5. <u>David Jensen</u> | <u>YES</u> | | |

Modification and Approval: Any changes proposed shall be reviewed by the Board of Appeals or its designee. The Chairman or designee may approve changes if in

conformance with the intent of the Special Permit or may refer it to the Board. Changes consistent with the purpose of this approval may be allowed by the Board without further hearings. Further hearings shall be at the discretion of the Board. Approval shall not be unreasonably withheld.

IMPORTANT: Any appeal from the decision of the Town of Montague Zoning Board of Appeals can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (MGL) as amended, and must be filed in the office of the Town Clerk within twenty (20) days after the date of filing of the decision with the Town Clerk.

Board of Appeals

By _____
Joshua Lively, Chairman

Karen Casey-Chretien, Clerk

Received for filing by Town Clerk: _____
Time Date

Twenty day appeal period ends: _____
Time Date

I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN 20 DAYS FROM THE DATE THAT THIS DECISION WAS FILED WITH THE TOWN CLERK:

Montague Town Clerk

Date

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Notice to be recorded by Landowner